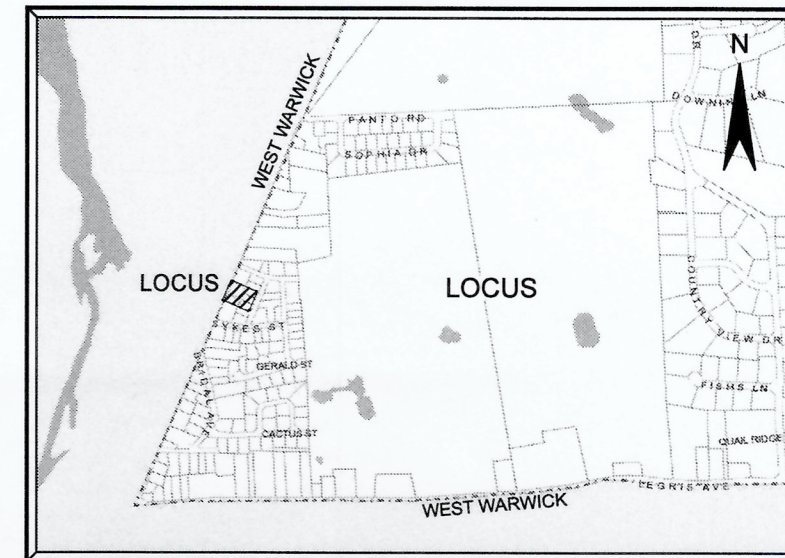


REFERENCE:

1. DEED BK. 9272 PG. 113
2. DEED BK. 8047 PG. 233
3. LOTS 54, 55, 60, 61 & 62 "WOODLAWN PLAT
WARWICK, R.I. BELONGING TO PATRICK F. CANNING
BY FRANK E. WATERMAN CO., AUGUST, 1921" P.C. 281

NOTE:

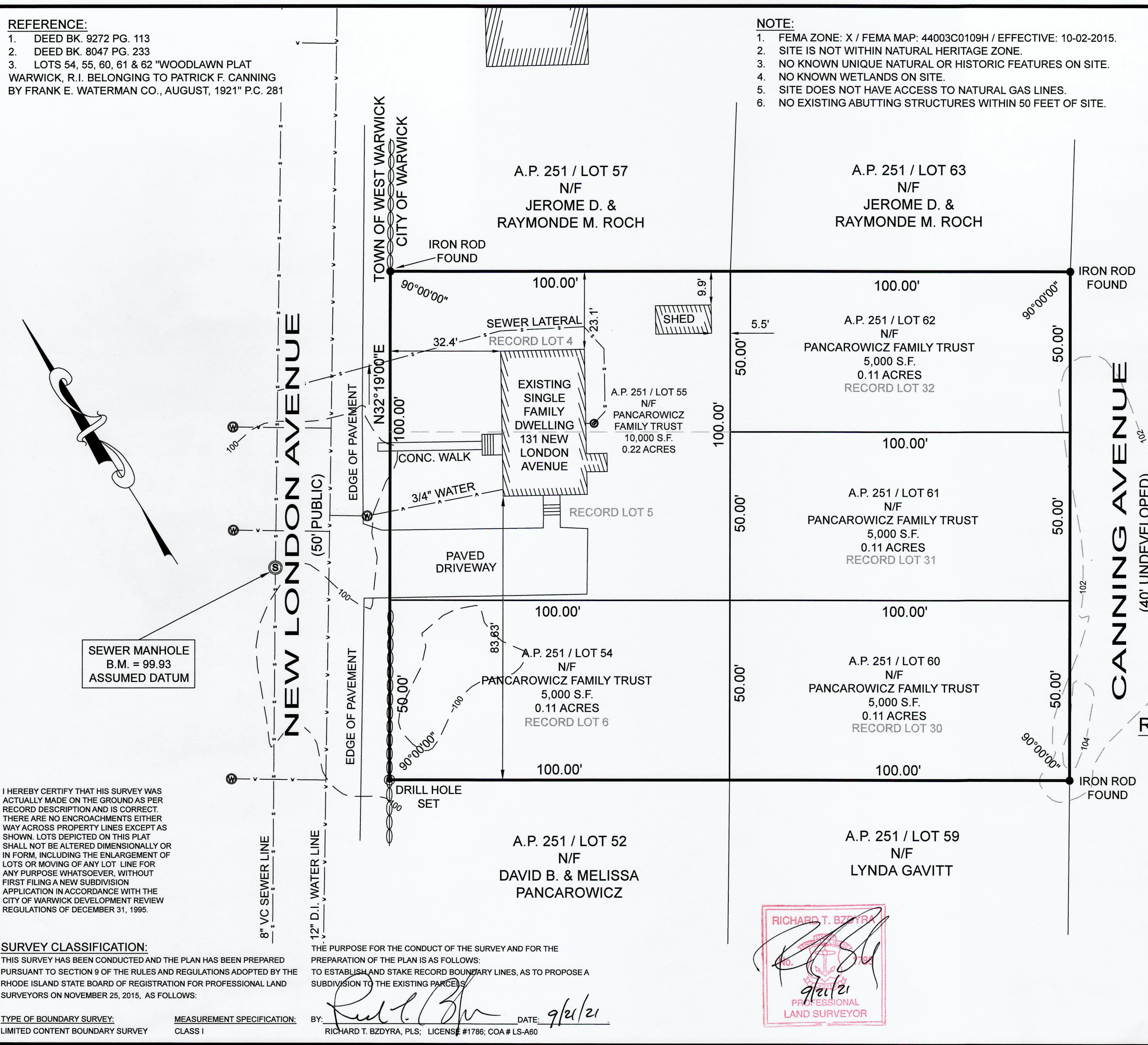
1. FEMA ZONE: X / FEMA MAP: 44003C0109H / EFFECTIVE: 10-02-2015.
2. SITE IS NOT WITHIN NATURAL HERITAGE ZONE.
3. NO KNOWN UNIQUE NATURAL OR HISTORIC FEATURES ON SITE.
4. NO KNOWN WETLANDS ON SITE.
5. SITE DOES NOT HAVE ACCESS TO NATURAL GAS LINES.
6. NO EXISTING ABUTTING STRUCTURES WITHIN 50 FEET OF SITE.



LOCUS MAP
NOT TO SCALE

ZONING DISTRICT A-7

MINIMUM LOT AREA: 7,000 S.F.
MINIMUM LOT FRONTAGE: 70 FT.
MINIMUM SETBACKS: FRONT: 25 FT.
SIDE: 8 FT.
REAR: 20 FT.
MAXIMUM STRUCTURE HEIGHT: 35 FT.
MINIMUM LANDSCAPE: 10%



REPLAT OF "WOODLAWN PLAT"

MINOR SUBDIVISION PRELIMINARY PLAN EXISTING CONDITIONS

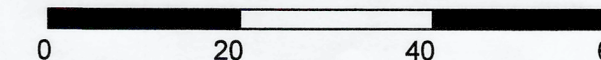
A.P. 251 / LOTS 54, 55, 60, 61 & 62
131 NEW LONDON AVENUE
WARWICK, R.I. 02886

SCALE: 1" = 20' DATE: SEPTEMBER 20, 2021

PREPARED FOR:
PANCAROWICZ FAMILY TRUST
37 SANDY BOTTOM ROAD, COVENTRY, R.I. 02816
PHONE: (401) 465-0263

PREPARED BY:
OCEAN STATE PLANNERS, INC.
1255 OAKLAWN AVENUE, CRANSTON, RI 02920
PHONE: (401) 463-9696 info@osplanners.com
JOB NO. 9559 / DWG. NO. 9559 - EC - (AJB/CJB)
SHEET: 1 OF 4

GRAPHIC SCALE / 1" = 20'



I HEREBY CERTIFY THAT HIS SURVEY WAS ACTUALLY MADE ON THE GROUND AS PER RECORD DESCRIPTION AND IS CORRECT. THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES EXCEPT AS SHOWN. LOTS DEPICTED ON THIS PLAT SHALL NOT BE ALTERED DIMENSIONALLY OR IN FORM, INCLUDING THE ENLARGEMENT OF LOTS OR MOVING OF ANY LOT LINE FOR ANY PURPOSE WHATSOEVER, WITHOUT FIRST FILING A NEW SUBDIVISION APPLICATION IN ACCORDANCE WITH THE CITY OF WARWICK DEVELOPMENT REVIEW REGULATIONS OF DECEMBER 31, 1995.

SURVEY CLASSIFICATION:

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY:
LIMITED CONTENT BOUNDARY SURVEY

MEASUREMENT SPECIFICATION:
CLASS I

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
TO ESTABLISH AND STAKE RECORD BOUNDARY LINES, AS TO PROPOSE A SUBDIVISION TO THE EXISTING PARCELS.

BY: *Richard T. Bzdyra* DATE: 9/21/21
RICHARD T. BZDYRA, PLS; LICENSE #1786; COA # LS-A60

REFERENCE:

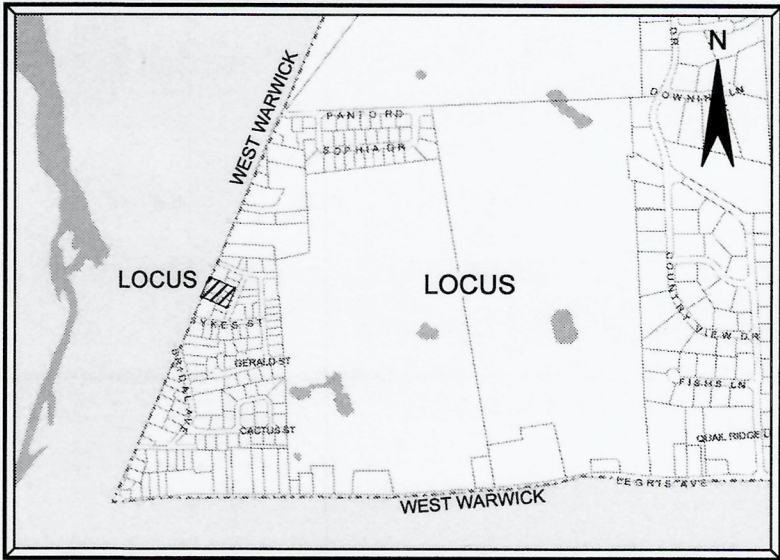
1. DEED BK. 9272 PG. 113
2. DEED BK. 8047 PG. 233
3. LOTS 54, 55, 60, 61 & 62 "WOODLAWN PLAT
WARWICK, R.I. BELONGING TO PATRICK F. CANNING
BY FRANK E. WATERMAN CO., AUGUST, 1921" P.C. 281

A.P. 251 / LOT	OLD AREA	NEW AREA
LOT 54	5,000 S.F. (0.11 AC.)	16,000 S.F. (0.37 AC.)
LOT 55	10,000 S.F. (0.23 AC.)	14,000 S.F. (0.31 AC.)
LOT 60	5,000 S.F. (0.11 AC.)	0 S.F. (0 AC.)
LOT 61	5,000 S.F. (0.11 AC.)	0 S.F. (0 AC.)
LOT 62	5,000 S.F. (0.11 AC.)	0 S.F. (0 AC.)

AREA TO BE CONVEYED = 2,000 S.F. (0.34 AC.)
TOTAL AREA = 30,000 S.F. (0.68 AC.)

NOTE:

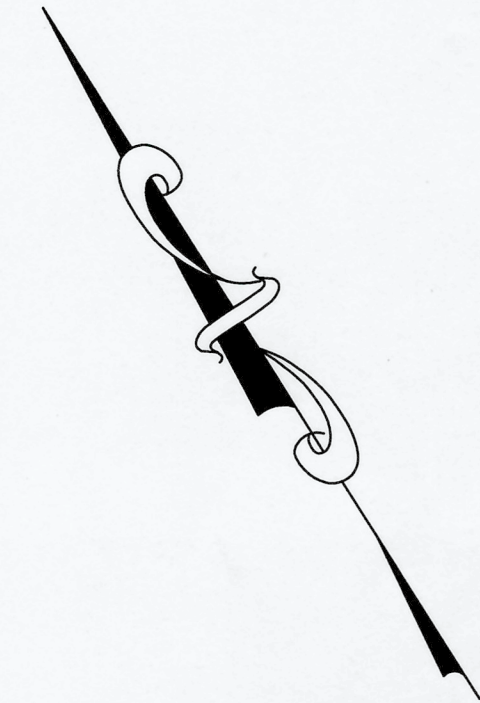
1. FEMA ZONE: X / FEMA MAP: 44003C0109H / EFFECTIVE: 10-02-2015.
2. SITE IS NOT WITHIN NATURAL HERITAGE ZONE.
3. NO KNOWN UNIQUE NATURAL OR HISTORIC FEATURES ON SITE.
4. NO KNOWN WETLANDS ON SITE.
5. SITE DOES NOT HAVE ACCESS TO NATURAL GAS LINES.
6. NO EXISTING ABUTTING STRUCTURES WITHIN 50 FEET OF SITE.



LOCUS MAP
NOT TO SCALE

ZONING DISTRICT A-7

MINIMUM LOT AREA: 7,000 S.F.
MINIMUM LOT FRONTAGE: 70 FT.
MINIMUM SETBACKS: FRONT: 25 FT.
SIDE: 8 FT.
REAR: 20 FT.
MAXIMUM STRUCTURE HEIGHT: 35 FT.
MINIMUM LANDSCAPE: 10%



SEWER MANHOLE
B.M. = 99.93
ASSUMED DATUM

I HEREBY CERTIFY THAT HIS SURVEY WAS
ACTUALLY MADE ON THE GROUND AS PER
RECORD DESCRIPTION AND IS CORRECT.
THERE ARE NO ENCROACHMENTS EITHER
WAY ACROSS PROPERTY LINES EXCEPT AS
SHOWN. LOTS DEPICTED ON THIS PLAT
SHALL NOT BE ALTERED DIMENSIONALLY OR
IN FORM, INCLUDING THE ENLARGEMENT OF
LOTS OR MOVING OF ANY LOT LINE FOR
ANY PURPOSE WHATSOEVER, WITHOUT
FIRST FILING A NEW SUBDIVISION
APPLICATION IN ACCORDANCE WITH THE
CITY OF WARWICK DEVELOPMENT REVIEW
REGULATIONS OF DECEMBER 31, 1995.

SURVEY CLASSIFICATION:

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED
PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE
RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND
SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY:
LIMITED CONTENT BOUNDARY SURVEY

MEASUREMENT SPECIFICATION:
CLASS I

BY:

RICHARD T. BZDYRA, PLS; LICENSE #1786; COA # LS-A60

A.P. 251 / LOT 52
N/F
DAVID B. & MELISSA
PANCAROWICZ

A.P. 251 / LOT 59
N/F
LYNDA GAVITT

A.P. 251 / LOT 57
N/F
JEROME D. &
RAYMONDE M. ROCH

A.P. 251 / LOT 63
N/F
JEROME D. &
RAYMONDE M. ROCH

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE
PREPARATION OF THE PLAN IS AS FOLLOWS:
TO ESTABLISH AND STAKE RECORD BOUNDARY LINES, AS TO PROPOSE A
SUBDIVISION TO THE EXISTING PARCELS.



REPLAT OF "WOODLAWN PLAT"

MINOR SUBDIVISION
PRELIMINARY PLAN
PROPOSED PLAN

A.P. 251 / LOTS 54, 55, 60, 61 & 62
131 NEW LONDON AVENUE
WARWICK, R.I. 02886

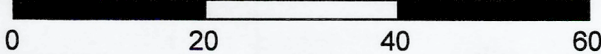
SCALE: 1" = 20' DATE: SEPTEMBER 20, 2021

PREPARED FOR:

PANCAROWICZ FAMILY TRUST
37 SANDY BOTTOM ROAD, COVENTRY, R.I. 02816
PHONE: (401) 465-0263

PREPARED BY:

OCEAN STATE PLANNERS, INC.
1255 OAKLAWN AVENUE, CRANSTON, RI 02920
PHONE: (401) 463-9696 info@osplanners.com
JOB NO. 9559 / DWG. NO. 9559 - PP - (AJB/CJB)
SHEET: 2 OF 4
GRAPHIC SCALE / 1" = 20'



NEW LONDON AVENUE

STREET INDEX

GENERAL

1. THIS PLAN IS INTENDED TO PROVIDE GUIDANCE AND INSTRUCTION TO THE OWNER AND CONTRACTOR(S) IN THE PREVENTION OF EROSION AND SEDIMENTATION BOTH ON-SITE AND OFF-SITE. THIS PLAN IS INTENDED TO ALLOW ANY EROSION APPROVALS TO BE MORE SPECIFIC IN ADDRESSING ITEMS OF CONCERN. IF, UPON ISSUANCE OF ANY ORDER, APPROVAL OR PERMIT BY ANY MUNICIPAL, STATE OR FEDERAL ENTITY, ANY ITEMS SPECIFIED HEREIN ARE IN CONFLICT WITH SUCH ORDERS, SAID ORDERS SHALL SUPERCEDE THE REQUIREMENTS SPECIFIED ON THIS PLAN.
2. THIS PLAN IS PART OF A SET OF DOCUMENTS THAT ARE TO BE VIEWED AND REVIEWED IN THEIR ENTIRETY. SUCH DOCUMENTS INCLUDE THE CONSTRUCTION SPECIFICATIONS, CONSTRUCTION PLANS AND ANY PERMITS ISSUED BY THE CITY OF WARWICK OR THE STATE OF RHODE ISLAND, THEIR AGENTS, OR OTHER REGULATORY AGENCIES.

EROSION CONTROL MEASURES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT EROSION AND SEDIMENTATION ARE CONTROLLED. THIS PLAN SHALL BE ADAPTED TO FIT THE CONTRACTOR'S EQUIPMENT, WEATHER CONDITIONS, AND ANY ORDERS ISSUED BY THE REGULATORY AGENCY HAVING JURISDICTION OVER THIS PROJECT.
2. THE MOST IMPORTANT ASPECTS OF CONTROLLING EROSION AND SEDIMENTATION ARE LIMITING THE EXTENT OF DISTURBANCE AND STABILIZING SURFACES AS SOON AS POSSIBLE. OF SECONDARY IMPORTANCE IN EROSION CONTROL IS THE LIMITING OF THE SIZE AND LENGTH OF THE TRIBUTARY DRAINAGE AREA WITHIN THE WORK SITE. THESE FUNDAMENTAL PRINCIPLES SHALL BE THE KEY FACTOR IN THE CONTRACTOR'S CONTROL OF EROSION ON THE SITE.
3. ALL DISTURBED SURFACES SHALL BE STABILIZED A MINIMUM OF 7 DAYS AFTER CONSTRUCTION IN ANY PORTION OF THE SITE THAT CONSTRUCTION HAS CEASED OR IS TEMPORARILY HALTED.
4. THE CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL EROSION CONTROL DEVICES ON SITE. ALL EROSION CONTROL DEVICES SHALL BE REGULARLY INSPECTED. ANY SEDIMENT REMOVED FROM THE CONTROL DEVICES SHALL BE DISPOSED OF OFF-SITE.
5. AT NO TIME SHALL SILT-LADEN WATER BE ALLOWED TO ENTER OFF-SITE AREAS OR EXISTING DRAINAGE SYSTEMS. ANY RUNOFF FROM DISTURBED SURFACES SHALL BE DIRECTED THROUGH SETTLING BASINS AND/OR EROSION CONTROL BARRIERS PRIOR TO ENTERING ANY SENSITIVE AREAS.

GENERAL CONSTRUCTION REQUIREMENTS

1. NO ON-SITE DISPOSAL OF SOLID WASTE, INCLUDING BUILDING MATERIALS, IS ALLOWED. THE BURIAL OF STUMPS, DEMOLITION DEBRIS, CONSTRUCTION DEBRIS OR OTHER MATERIALS SHALL NOT BE ALLOWED ANYWHERE ON-SITE.
2. NO MATERIALS SHALL BE DISPOSED OF INTO EXISTING OR PROPOSED SEWER OR DRAINAGE SYSTEMS, EITHER ON-SITE OR OFF-SITE. ALL CONTRACTORS, INCLUDING CONCRETE SUPPLIERS, PAINTERS AND PLASTERERS, SHALL BE INFORMED THAT THE CLEANING OF EQUIPMENT IS PROHIBITED IN AREAS WHERE THE WASH WATER WILL DRAIN DIRECTLY TO OFF-SITE DRAINAGE SYSTEMS.
3. THE CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL WHICH SHALL INCLUDE SWEEPING OF ALL PAVED SURFACES THAT ARE IMPACTED BY SITE CONSTRUCTION ON A REGULAR BASIS, AS NEEDED.

PRE-CONSTRUCTION

1. AN EROSION CONTROL BARRIER SHALL BE INSTALLED AT ANY LOCATION WHERE AREAS TO BE DISTURBED COULD CAUSE EROSION TO OTHER AREAS. THESE BARRIERS SHALL REMAIN IN PLACE UNTIL ALL TRIBUTARY SURFACES HAVE BEEN FULLY STABILIZED.
2. THE CONTRACTOR SHALL ESTABLISH A STAGING AREA ON A PORTION OF THE AREA TO BE DISTURBED FOR THE OVERNIGHT STORAGE OF EQUIPMENT AND STOCKPILING OF MATERIALS.
3. IN THE STAGING AREA, THE CONTRACTOR SHALL HAVE A STOCKPILE OF MATERIALS REQUIRED TO CONTROL EROSION ON-SITE, TO BE USED TO SUPPLEMENT OR REPAIR EROSION CONTROL DEVICES. THESE MATERIALS SHALL INCLUDE, BUT ARE NOT LIMITED TO: HAYBALES, SILT FENCE AND CRUSHED STONE.
4. THE CONTRACTOR IS RESPONSIBLE FOR EROSION CONTROL ON-SITE AND SHALL UTILIZE EROSION CONTROL MEASURES WHERE NEEDED, REGARDLESS OF WHETHER THE MEASURES ARE SPECIFIED HEREIN, ON THE PLAN OR IN ANY ORDERS.

PRELIMINARY SITE WORK

1. MATERIAL REMOVED SHOULD BE STOCKPILED, SEPARATING THE TOPSOIL FOR FUTURE USE ON THE SITE. EROSION CONTROL SHALL BE UTILIZED ALONG THE DOWNSLOPE SIDE OF THE PILES IF THE PILES ARE TO REMAIN MORE THAN 3 WEEKS.
2. STOCKPILES SHALL BE LOCATED WITHIN THE LIMITS OF DISTURBANCE, IN AREAS OF MINIMAL IMPACT. IF A STOCKPILE IS LOCATED ON A SLOPE, THE RUNOFF SHALL BE DIRECTED AWAY FROM THE PILE.
3. IF INTENSE RAINFALL IS ANTICIPATED, THE INSTALLATION OF SUPPLEMENTAL HAYBALE DIKES, SILT FENCES, OR ARMORED DIKES SHALL BE UTILIZED.

RAIN GARDEN CALCULATIONS:

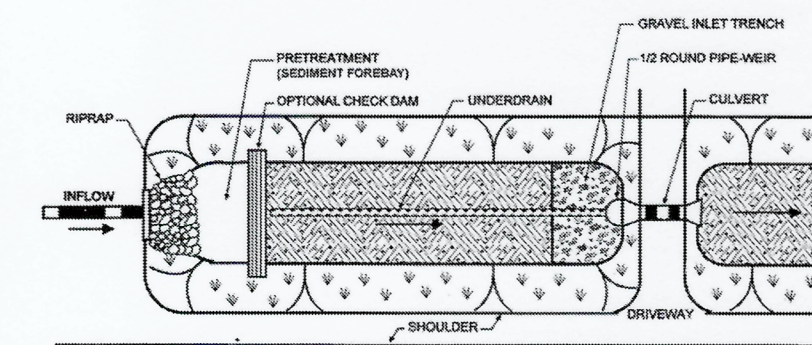
ROOF IMPERMEABLE TRIBUTARY AREA = 1,500 S.F.
TRIB. AREA TO GARDEN SQUARE FOOTAGE CONVERSION = 0.16

*FROM RI SMG TABLE 10

1,500 S.F. * 0.16 = 240 S.F. RAIN GARDEN REQUIRED

2:1 LENGTH TO WIDTH RATIO RECOMMENDED PER RI SMG
LENGTH=22 FT., WIDTH=11 FT.

22 FT. * 11 FT. = 242 S.F. RAIN GARDEN PROPOSED



VEGETATED SWALE DETAIL

VEGETATED SWALE CALCULATIONS:

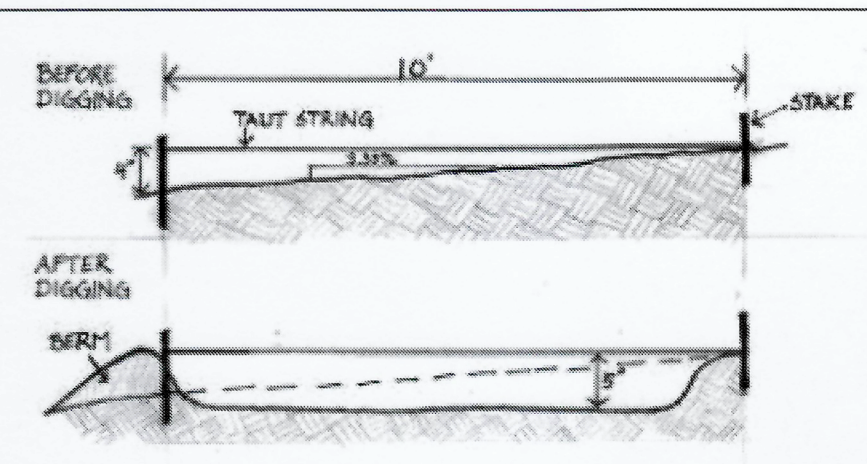
DRIVEWAY IMPERMEABLE TRIBUTARY AREA = 635 S.F. ~ 700 S.F.
TRIB. AREA TO GARDEN SQUARE FOOTAGE CONVERSION = 0.16*

*FROM RI SMG TABLE 5.

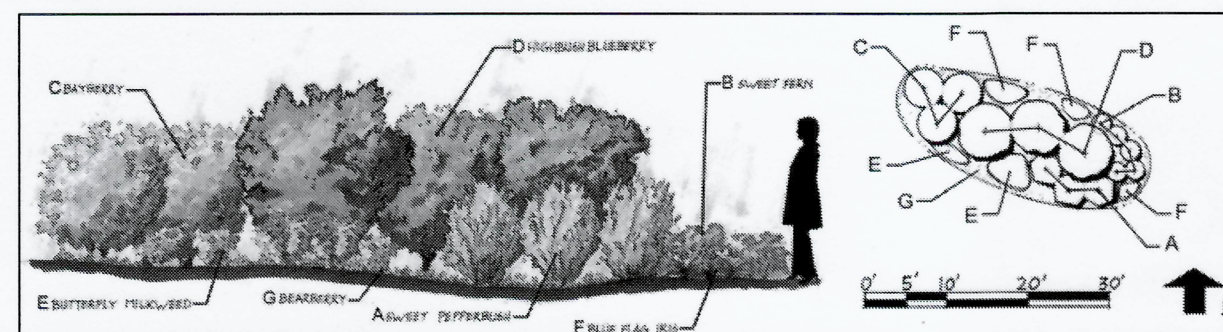
700 S.F. * 0.16 = 112 S.F. VEGETATED SWALE REQUIRED.

LENGTH = 15 FT, WIDTH = 8 FT.

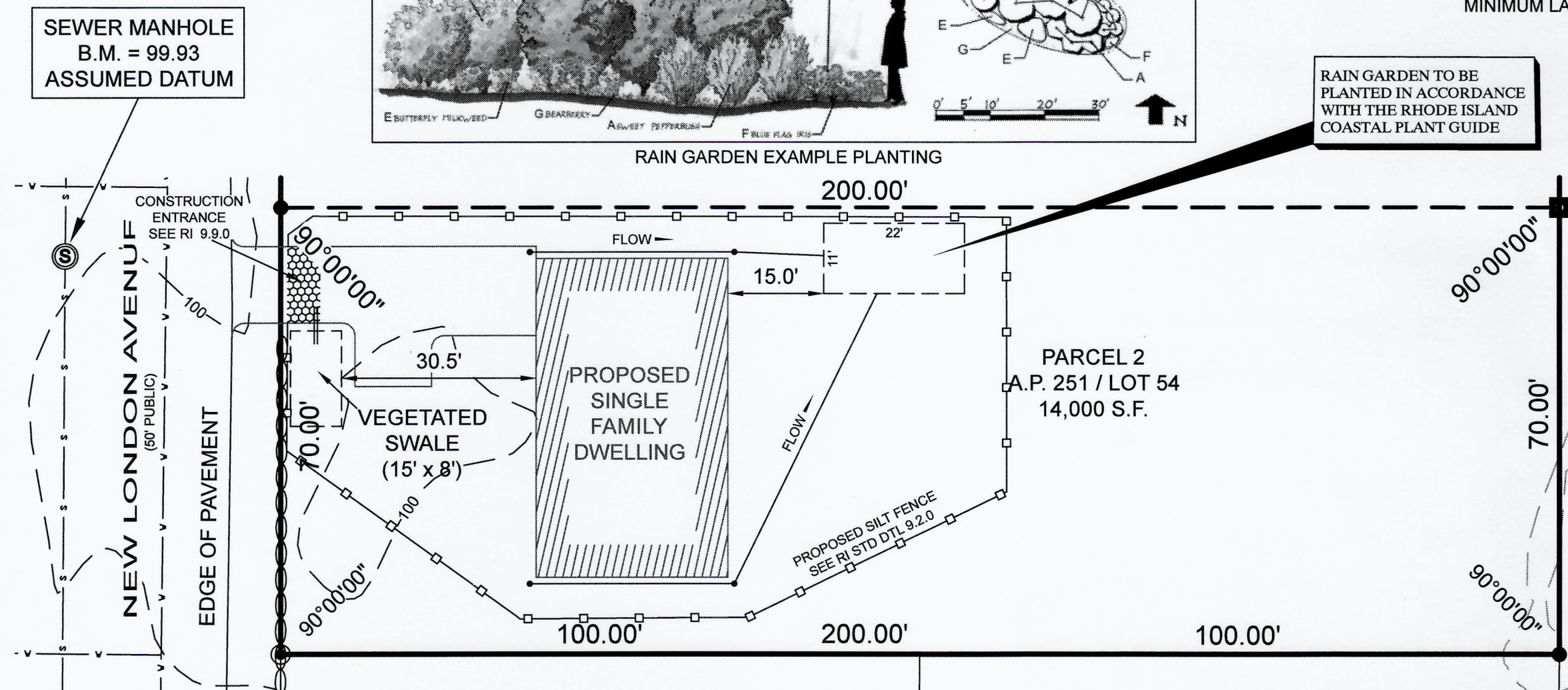
15 FT. * 8 FT. = 120 S.F. VEGETATED SWALE PROPOSED.



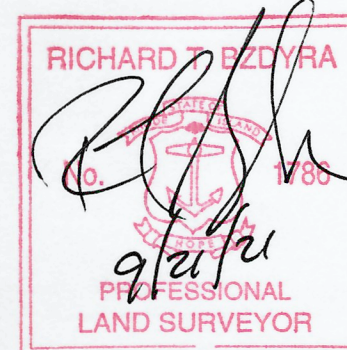
RAIN GARDEN LOW SLOPE CONSTRUCTION



RAIN GARDEN EXAMPLE PLANTING



RAIN GARDEN TO BE PLANTED IN ACCORDANCE WITH THE RHODE ISLAND COASTAL PLANT GUIDE



SURVEY CLASSIFICATION:

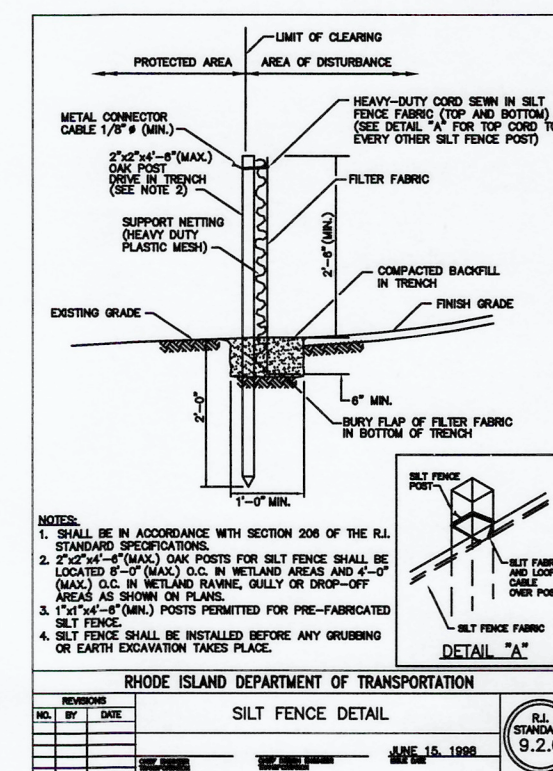
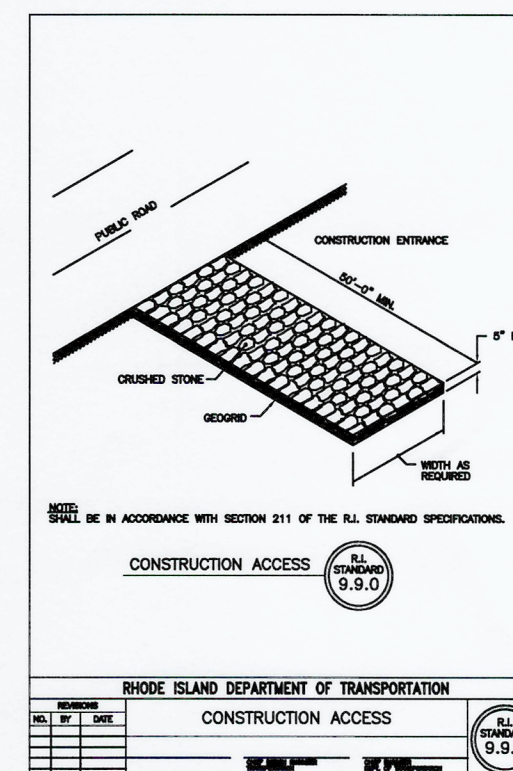
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY: LIMITED CONTENT BOUNDARY SURVEY
MEASUREMENT SPECIFICATION: CLASS I

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: TO ESTABLISH AND STAKE RECORD BOUNDARY LINES, AS TO PROPOSE A SUBDIVISION TO THE EXISTING PARCELS.

BY: *Richard T. Bzdyra* DATE: 9/21/21
RICHARD T. BZDYRA, PLS.; LIC# 1786; COA # LS-A60

I HEREBY CERTIFY THAT HIS SURVEY WAS ACTUALLY MADE ON THE GROUND AS PER RECORD DESCRIPTION AND IS CORRECT. THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES EXCEPT AS SHOWN. LOTS DEPICTED ON THIS PLAT SHALL NOT BE ALTERED DIMENSIONALLY OR IN FORM, INCLUDING THE ENLARGEMENT OF LOTS OR MOVING OF ANY LOT LINE FOR ANY PURPOSE WHATSOEVER, WITHOUT FIRST FILING A NEW SUBDIVISION APPLICATION IN ACCORDANCE WITH THE CITY OF WARWICK DEVELOPMENT REVIEW REGULATIONS OF DECEMBER 31, 1995.



REPLAT OF "WOODLAWN PLAT"

MINOR SUBDIVISION

PRELIMINARY PLAN

SOIL EROSION & SEDIMENTATION CONTROL PLAN

A.P. 251 / LOTS 54, 55, 60, 61 & 62

131 NEW LONDON AVENUE

WARWICK, R.I. 02886

SCALE: 1" = 20' DATE: SEPTEMBER 20, 2021

PREPARED FOR:

PANCAROWICZ FAMILY TRUST

37 SANDY BOTTOM ROAD, COVENTRY, R.I. 02816

PHONE: (401) 465-0263

PREPARED BY:

OCEAN STATE PLANNERS, INC.

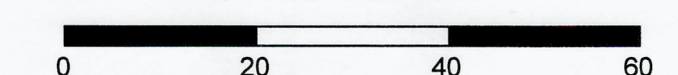
1255 OAKLAWN AVENUE, CRANSTON, RI 02920

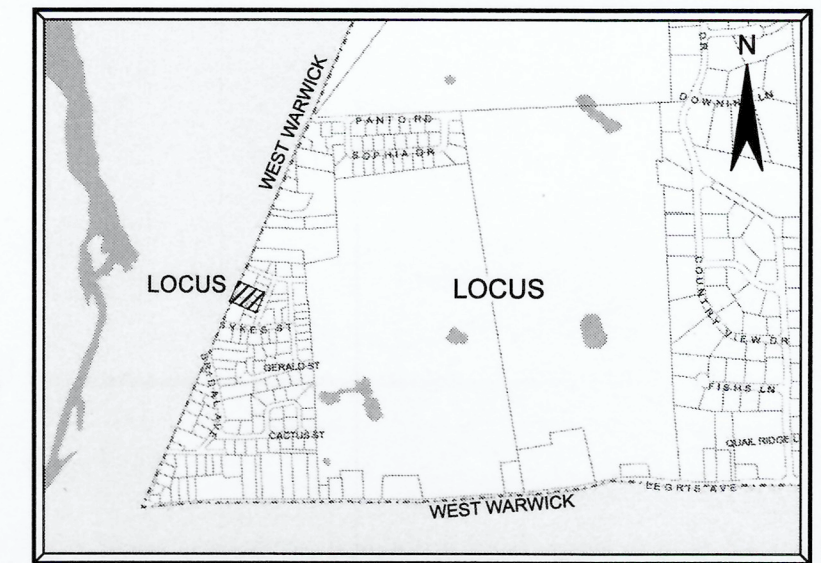
PHONE: (401) 463-9696 info@osplanners.com

JOB NO. 9559 / DWG. NO. 9559 - PP - (AJB/CJB)

SHEET: 3 OF 4

GRAPHIC SCALE 1" = 20'

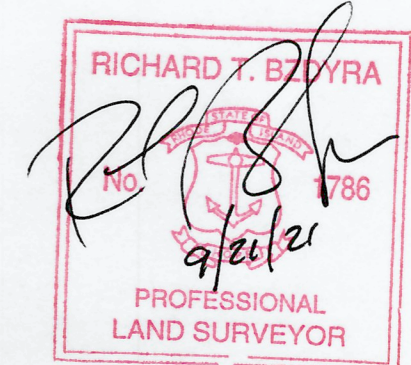




LOCUS MAP
NOT TO SCALE

ZONING DISTRICT A-7

MINIMUM LOT AREA: 7,000 S.F.
MINIMUM LOT FRONTAGE: 70 FT.
MINIMUM SETBACKS: FRONT: 25 FT.
SIDE: 8 FT.
REAR: 20 FT.
MAXIMUM STRUCTURE HEIGHT: 35 FT.
MINIMUM LANDSCAPE: 10%



REPLAT OF "WOODLAWN PLAT"

**MINOR SUBDIVISION
PRELIMINARY PLAN
200' RADIUS MAP**

A.P. 251 / LOTS 54, 55, 60, 61 & 62
131 NEW LONDON AVENUE
WARWICK, R.I. 02886

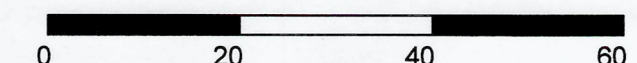
SCALE: 1" = 20' DATE: SEPTEMBER 20, 2021

PREPARED FOR:

PANCAROWICZ FAMILY TRUST
37 SANDY BOTTOM ROAD, COVENTRY, R.I. 02816
PHONE: (401) 465-0263

PREPARED BY:

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1255 OAKLAWN AVENUE, CRANSTON, RI 02920
PHONE: (401) 463-9696 info@osplanners.com
JOB NO. 9559 / DWG. NO. 9559 - RADIUS - (AJB/CJB)
SHEET: 4 OF 4
GRAPHIC SCALE / 1" = 20'



EARL STREET

NEW LONDON AVENUE

WAITE STREET

CANNING AVENUE

CREAMER AVENUE

SYKES STREET

A.P. 15 / LOT 165

A.P. 15 / LOT 66

A.P. 15 / LOT 167

A.P. 15 / LOT 67

A.P. 15 / LOT 172

A.P. 15 / LOT 177

A.P. 15 / LOT 479

A.P. 15 / LOT 65

A.P. 16 / LOT 11

A.P. 15 / LOT 171

A.P. 251 / LOT 85

A.P. 251 / LOT 79

A.P. 251 / LOT 80

A.P. 251 / LOT 81

A.P. 251 / LOT 84

A.P. 251 / LOT 57

A.P. 251 / LOT 64

A.P. 251 / LOT 63

A.P. 251 / LOT 55

A.P. 251 / LOT 62

A.P. 251 / LOT 54

A.P. 251 / LOT 61

A.P. 251 / LOT 60

A.P. 251 / LOT 52

A.P. 251 / LOT 59

A.P. 251 / LOT 58

A.P. 251 / LOT 66

A.P. 251 / LOT 67

A.P. 251 / LOT 65

A.P. 251 / LOT 45

A.P. 251 / LOT 46

A.P. 251 / LOT 47

A.P. 251 / LOT 48

A.P. 251 / LOT 49

A.P. 251 / LOT 50

A.P. 251 / LOT 51